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9 April 2007

Mr. Larry Paxton
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BIOLOGICAL RESOURCES AND WETLAND SURVEY LETTER REPORT

Project Name: Rabbit Run Tentative Map - TM 5478
ER 06-08-017

Dear Mr. Paxton,

I have prepared the following letter report at your request and in response to the scoping letter from County staff dated May 1, 2006.

It should be noted that the scope and size of the project have changed since issuance of the May 1 scoping letter due to fire access constraints. The project site is now significantly smaller and no longer contains any native vegetation or other biological resources. The Rabbit Run project (see Figures and accompanying Vegetation Map) now encompasses 17.70 gross acres in the Valley Center Community Planning Area (APNs 188-160-07, 08, & 16), and is proposed for subdivision into seven lots ranging in size from 2.03 to 4.02 net acres.

THE PROJECT SETTING

The project site is located north of Fruitvale Road in the Valley Center Community Planning Area (Figures 1 and 2). The approximate USGS coordinates of the site are 33°15'N, 117°00'W as determined on-site by Global Positioning System (GPS) receiver (Valley Center 7.5 minute series quadrangle, see Figure 3). The elevation of the site is between 1500 and 1625 feet. The long, narrow project site is bordered on the north, west, and east by groves and low-density residential development. South of the project site, on the south side of Fruitvale Road, are abandoned avocado orchards that have reverted to Non-Native Grassland. The entire site is in active agriculture (orange groves). No native vegetation occurs on the project site.

METHODS

To conduct an assessment of biological resources, I visited the project site on 6 April 2007. The conditions for observation during the visit were excellent, with 100% cloud cover, no impediments to visibility, temperatures in the high 50s, and no wind. The visit lasted from approximately 0910 to 1130. During my visit, I was able to examine the entire project site and adjacent areas. My observations on-site were recorded as they were made, and form the basis of

this report and the site Vegetation Map. Animals were identified using scat, tracks, burrows, vocalizations, or by direct observation with the aid of 10X42 Leica binoculars. Vegetation mapping was conducted in accordance with vegetation community definitions as described in Holland (1986) and Oberbauer (1996). In addition, vegetation mapping on-site was aided by the use of a digital color aerial photograph. On-site measurements were made with a Rolatape® Model 300 Distance Measuring Wheel. Measurements taken from the base map provided by the project engineer were taken with a LaSico® Model L-10 Compensating Polar Planimeter or Scale Master Classic® Digital Plan Measure. It should be noted that all vegetation community mapping is verified on the ground to the greatest degree possible in the absence of a systematic land survey. All vegetation areas and boundaries are estimates subject to final delineation by a professional land surveyor.

Sensitive Species and Habitats

Prior to the initial visit, a variety of sources are reviewed to ascertain the possible occurrence of sensitive species at the project site. First, soil types (Bowman 1973) are checked to determine if the site contains soils known to support sensitive plant species. Records searches for the USGS quadrangle and surrounding quads are done of the California Natural Diversity Data Base (CNDDB) and California Native Plant Society (CNPS) On-Line Inventory of Rare and Endangered Plants. Any sensitive species known to occur in the vicinity are given special attention, and available natural history information is reviewed. Seasonal occurrence patterns (*e.g.,* annual plants, migratory birds) are factored into survey plans in the event that site visits are made during time periods when certain species are not present or conspicuous. Information sources include the Jepson Manual (1993), Rare Plants of San Diego (Reiser 1994), A Flora of San Diego County, California (Beauchamp 1986), San Diego Native Plants (Lightner 2006), U.S. Fish and Wildlife Service Recovery Plans for Threatened/Endangered Species, the San Diego County Bird Atlas (Unitt 2004), and numerous other references, publications, and on-line resources. Typically, 15-20 field guides to various taxa are taken into the field for quick reference if necessary.

If provided by DPLU, a list of sensitive species with potential to occur at the site is also reviewed prior to field work (See Appendix B). All species on the list are reviewed, and those species requiring directed or focused protocol surveys are noted and given appropriate attention.

In the field, potentially sensitive plants species not readily identified *in situ* are photographed and/or collected for identification via keys or other methods. For plant species still not identified, photographs and/or specimens are provided to knowledgeable botanists for identification. Failing this, the documentation/specimens are provided to botanists at the San Diego Natural History Museum or Rancho Santa Anna Botanic Garden for final species or variety determination.

During site visits, all habitats are assessed for their suitability for occupation by any sensitive species with potential to occur.

RESULTS[1]

Based on soil conservation service maps (Bowman 1973), the soil types for the project site include Visalia sandy loam, with 2-5% slopes (VaB), and Fallbrook sandy loam, 9-15% slopes, eroded (FaD2). Although a detailed soil analysis is beyond the scope of this report, on-site examination appeared to verify this principal soil type. Several large boulder outcrops are located in the northeast corner of the site.

As noted above, the entire project site is in active agriculture (orange groves). A few weed species have invaded the groves, such as sow thistle *Sonchus oleraceus*, castor bean *Ricinus communis*, hare barley *Hordeum murinum*, and other noxious species. It is obvious that these weeds are removed as a normal part of grove maintenance operations.

Along the west boundary of the grove portion of the site is a very narrow, incised artificial drainage diversion ditch (Photograph 4). This ditch is channeled along the west boundary of the project site, ultimately being routed through adjacent parcels. This drainage ditch was surveyed for wetland indicators (see Wetland Survey, below). This ditch has no wetland vegetation or other indicators that it is an RPO wetland, a U.S. Army Corps of Engineers wetland, a Waters of the United States, or California Department of Fish and Game wetland.

During the site survey a few common resident bird species were observed. These included Bushtit *Psaltriparus minimus* and American Crow *Corvus brachyrhynchos*.

Mammals recorded from the site include only Audubon's Cottontail *Sylvilagus audubonii* (observed). No reptiles were observed. Other common wildlife species likely occur on the site.

Directed surveys for species with potential to occur were conducted, and none were detected or considered likely to occur. The site lacks appropriate habitat for sensitive species.

PROJECT IMPACTS

The California Environmental Quality Act (CEQA) requires that projects avoid or adequately mitigate for the loss of sensitive species and habitats. Such avoidance or mitigation enables County staff to make a finding that all project impacts are below or will be reduced to a level below significant and to issue a Negative Declaration or Mitigated Negative Declaration for the proposed project.

Direct impacts occur when biological resources are altered or destroyed during the course of, or as a result of, project implementation. Examples of such impacts include removal or grading of vegetation, filling wetland habitats, or severing or physically restricting the width of wildlife corridors. Other direct impacts may include loss of foraging or nesting habitat and loss of individual species as a result of habitat clearing. Indirect impacts may include elevated levels

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[1] Scientific and common names for plant species are derived from The Jepson Manual, 1993; scientific and common names for birds from the A.O.U. Check-list of North American Birds, 1998.

of noise or lighting, change in surface water hydrology within a floodplain, and increased erosion or sedimentation. These types of indirect impacts can affect vegetation communities or their potential use by sensitive species. Permanent impacts may result in irreversible damage to biological resources. Temporary impacts are interim changes in the local environment due to construction and would not extend beyond project-associated construction, including revegetation of temporarily disturbed areas adjacent to native habitats.

The CEQA Guidelines define "significant effect on the environment" as a "substantial, or potentially substantial adverse change in the environment." The CEQA Guidelines further indicate that there may be a significant effect on biological resources if the project will:

A. Substantially affect an endangered, rare or threatened species of animal or plant or the habitat of the species.

B. Interfere substantially with the movement of any resident or migratory fish or wildlife species to the extent that it adversely affects the population dynamics of the species.

C. Substantially diminish habitat for fish, wildlife, or plants.

The project as proposed will not impact any sensitive vegetation communities. A tabulation of project impacts is presented in Table 1.

Table 1. Existing and impacted habitat on the project site.

PLANT COMMUNITY	ACREAGE ON-SITE	IMPACTED ACREAGE ON-SITE	IMPACTED OFF-SITE	ACREAGE PRESERVED ON-SITE	MITIGATION REQUIRED (Ratio)
ORCHARDS & VINEYARDS	17.70	N / A	N / A	N / A	0
TOTAL	17.70	0	0	0	0

No off-site impacts will result from implementation of the current project as proposed.

CONCLUSIONS AND RECOMMENDATIONS

Because no sensitive biological resources will be impacted as a result of project implementation, there will be no significant impacts as defined by CEQA.

In order to prevent any adverse impacts to off-site resources, it is recommended that adequate measures (Best Management Practices) be taken during construction to prevent runoff from entering drainages or other properties. These measures should be sufficient to reduce any possible indirect impacts of the proposed project to a level well below significant.

Thank you very much for the opportunity to conduct this work and prepare this report. Please contact me if I can provide any additional information or provide clarification.

Sincerely,

William T. Everett
Biological Consultant
Permitted California Gnatcatcher Surveyor (# TE-788036)

WETLAND SURVEY

The County of San Diego requires that wetland surveys be completed using the wetlands definition within the County's Resource Protection Ordinance (RPO). This definition includes:

> All lands which are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by water. All lands having one or more of the following attributes are "wetlands":
>
> a. At least periodically, the land supports predominantly hydrophytes (plants whose habitat is water or very wet places);
>
> b. The substratum is predominantly undrained hydric soil; or
>
> c. The substratum is nonsoil and is saturated with water or covered by water at some time during the growing season each year.

Other pertinent definitions from the RPO include:

> Mature Riparian Woodland - A grouping of sycamores, cottonwoods and/or oak trees having substantial biological value, where at least ten of the trees have a diameter of six inches or greater.
>
> Riparian Habitat - An environment associated with the banks and other land adjacent to freshwater bodies, rivers, streams, creeks, estuaries, and surface-emergent aquifers (such as springs, seeps, and oases). Riparian habitat is characterized by plant and animal communities which require high soil moisture conditions maintained by transported freshwater in excess of that otherwise available through local precipitation.

It should also be noted that the County's definition of wetlands varies from the U.S. Army Corps of Engineers' (USACE) definition. The USACE frequently requires that formal or informal wetland delineations be conducted under guidelines set forth in the 1987 Corps of Engineers Wetland Delineation Manual. The USACE defines a wetland as "an area… inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Typically, USACE wetlands are characterized by the presence of hydrophytic vegetation, hydric soils, and wetland hydrology.

In addition to regulating jurisdictional wetlands, Section 404 of the Clean Water Act (33 U.S.C. 1344) requires authorization for discharges of dredged or fill material into Waters of the United States. For non-tidal Waters of the U.S. the extent of jurisdiction is defined as the Ordinary High Water Mark, which is defined as: "the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural lines impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation or presence of litter and debris."

Thus, an area determined to be a non-wetland may still be under USACE jurisdiction if certain criteria are met. To aid in identifying characteristics of Waters of the U.S., the USACE has prepared guidelines (USACE 2001) and a matrix detailing potential Waters of the U.S. based on apparent flow regimes, geomorphic features, and surface flow indicators. In addition, determination that a wetland or water body is a Waters of the United States also requires that the area in question is subject to interstate commerce. These criteria were considered as they apply to the project site.

California Department of Fish and Game Wetlands

Typically, the extent of CDFG wetlands is determined by the limits of riparian vegetation as it extends from a stream, creek, river, pond, lake, or other water feature. Often, CDFG and RPO wetlands have identical boundaries.

Methods

The wetland survey was conducted during the site visit on 31 May 2006. Survey methods were based on the County wetland definition and additionally generally followed the protocol as set forth by the 1987 Army Corps of Engineers Wetland Delineation Manual (Wetland Training Institute 1995).

In addition, wetland mapping on-site was aided by the use of aerial and satellite photographs. The USGS 7.5 minute topographical map for the area was also reviewed.

RESULTS

No County of San Diego or other jurisdictional wetland was identified during the survey of the project site. This includes the narrow incised drainage diversion ditch that traverses portions of the project site along its western boundary.

CONCLUSIONS

The project site contains no wetlands as defined by the County RPO and other jurisdictional agencies. Thus, the proposed project will have no impacts on wetland resources.

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Figure 1. Location of project site in regional context. Thomas Bros. Map page #1070, H6.

Figure 2. Detail location map of project site. Thomas Bros. Map page #1070, H6.

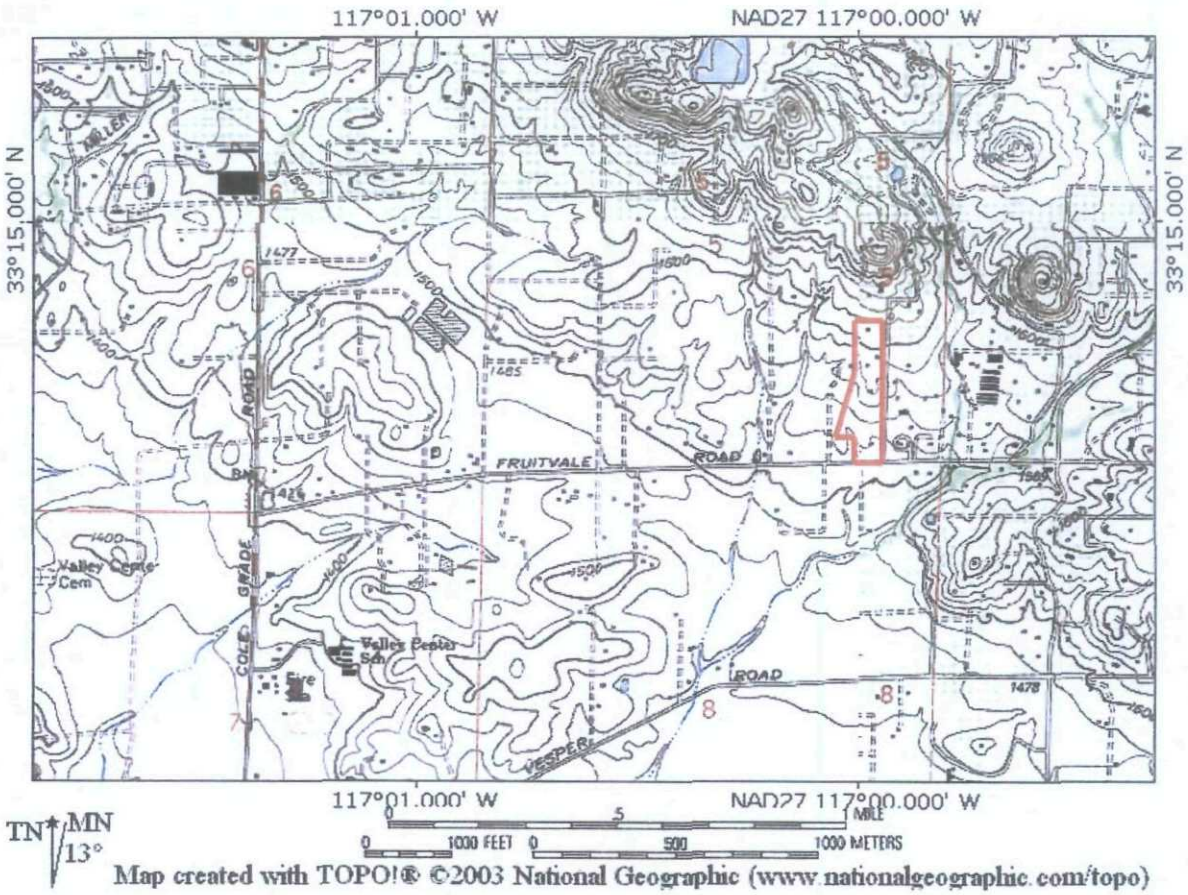


Figure 3. Topographical map showing project site location. Approximate project site boundaries are outlined in red. Taken from USGS Valley Center 7.5 minute series quadrangle.

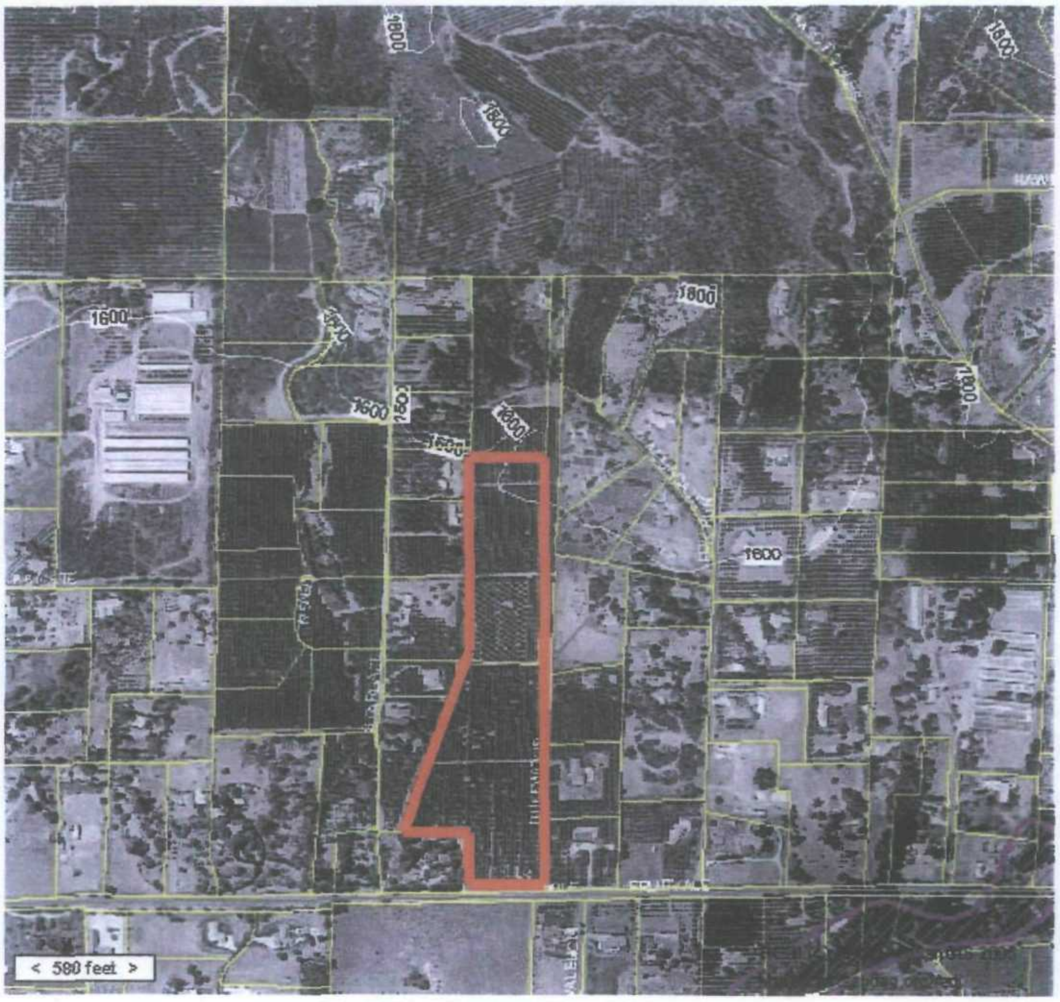


Figure 4. Satellite photograph of project site (photograph by SANDAG/SanGIS 2006), showing parcel boundaries for project site (outlined in red, in center) and adjacent properties in yellow. Top of photo is true north.

Figure 5. Color aerial photograph showing the project site. The project boundaries are shown in red.

APPENDIX A

PHOTOGRAPHS OF THE PROJECT SITE

All photographs taken 2007 by W.T. Everett

PHOTOGRAPH INDEX

Yellow arrows and numbers indication the locations and directions from which the following photographs were taken.

Photograph 1. View from the northeast corner of the project site looking south.

Photograph 2. View from the southwest corner of the project site looking north. An existing single family dwelling is off-site on the left.

Photograph 3. View looking west from the southeast corner of the project site. Fruitvale Road is on the left and Duffwood Lane is in the foreground.

Photograph 4. View of the artificial drainage diversion ditch that borders the western property boundary.

APPENDIX B

COUNTY LIST OF SENSITIVE SPECIES WITH POTENTIAL TO OCCUR ON THE PROJECT SITE

Legend

Status

1 = Federally Endangered
2 = Federally Threatened
3 = State Endangered
4 = State Threatened
5 = State Rare
6 = MSCP Narrow Endemic
7 = Not Listed
Ext = Extirpated

Note: Species shown in **bold** are those for which Directed Surveys were conducted

Potential to Occur On-site

L = Low
M = Moderate
H = High
U = Unknown (Sufficient data are not available on the status, distribution, abundance, or natural history of the species to make a reliable determination of the probability of occurring on-site.)

Common Name	Scientific Name	Status	Observed On-Site (Y or N)	Potential to Occur On-site	Habitat Preferences
Rainbow manzanita	***Arctostaphylos rainbowensis***	7	**N**	**L**	**Mixed Chaparral**
Peninsula spine flower	*Chorizanthe leptotheca*	7	N	L	Grassland, Chamise Chaparral
Palmer's grappling hook	*Harpagonella palmeri*	7	N	L	Coastal Sage Scrub, Grassland, Chamise Chaparral

Ramona horkelia	***Horkelia truncata***	7	N	L	**Mixed Chaparral**
Felt-leaved rock mint	***Monardella hypoleuca lanata***	7	N	L	**Mixed Chaparral, Chamise Chaparral**
Chaparral beargrass	***Nolina cistmontana***	7	N	L	**Mixed Chaparral, Chamise Chaparral**
Narrow-petaled rein orchid	*Piperia leptopetela*	7	N	L	Cismontane Woodland, Coniferous Forest
Fish's milkwort	*Polygala cornuta fishiae*	7	N	L	Mixed Chaparral, Chamise Chaparral
San Miguel savory	**Satureja cahndleri**	7	N	L	**Mixed Chaparral, Chamise Chaparral**
Gander's butterweed	***Senecio ganderi***	5	N	L	**Mixed Chaparral, Chamise Chaparral**
Parry's tetracoccus	***Tetracoccus dioicus***	7	N	L	**Mixed Chaparral, Chamise Chaparral**
Monarch butterfly	*Danaus plexippus*	7	N	L	Grassland, Oak Woodland, Montane Meadow
Silvery legless lizard	*Anniella pulchra pulchra*	7	N	L	Coastal Sage Scrub, Grassland, Riparian, Coastal or Desert Dune
Western spadefoot toad	*Scaphiopus hammondii*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Freshwater Marsh, Vernal Pools
San Diego horned lizard	*Phrynosoma coronatum blainvillei*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Chamise Chaparral, Mixed Conifer
Orange-throated whiptail	***Cnemidophorus hyperythrus***	7	N	L	**Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Chamise Chaparral**
Coastal western whiptail	*Cnemidophorus tigris multiscutatis*	7	N	L	Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral

Coastal rosy boa	*Charina trivirgata roseoffusca*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Oak Woodland, Chamise Chaparral
San Diego banded gecko	***Coleonyx variegatus abbottii***	7	**N**	**L**	**Coastal Sage Scrub, Grassland, Chamise Chaparral**
San Diego ringneck snake	*Diadophis punctatus similis*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest
Coast patch-nosed snake	*Salvadora hexalepis virgultea*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral, Freshwater Marsh
Northern red diamond rattlesnake	*Crotalus ruber ruber*	7	N	L	Coastal Sage Scrub, Mixed Chaparral Chamise Chaparral, Pinon Juniper, Desert Scrub
Yuma myotis	*Myotis yumanensis*	7	N	U	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Small-footed myotis	*Myotis ciliolabrum*	7	N	L	Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Wash, Montane Meadow

Long eared myotis	*Myotis evotis*	7	N	U	Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper
Fringed myotis	*Myotis thysanodes*	7	N	U	Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper
Long legged myotis	*Myotis volans*	7	N	U	Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper
Townsend's big-eared bat	*Corynorhinus townsendii*	7	N	L	Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Pallid bat	*Antrozous pallidus*	7	N	U	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow

Pocketed free-tailed bat	*Nyctinomops femorosaccus*	7	N	U	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Big free-tailed bat	*Nyctinomops macrotis*	7	N	U	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Greater western mastiff bat	*Eumops perotis californicus*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
San Diego desert woodrat	*Neotoma lepida intermedia*	7	N	L	Coastal Sage Scrub, Riparian, Oak Woodland, Chamise Chaparral

Dulzura California pocket mouse	*Chaetodipus californicus femoralis*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer
Stephen's kangaroo rat	*Dipodomys stephensi*	1, 4	N	L	Coastal Sage Scrub, Grassland
Los Angeles little pocket mouse	*Perognathus longimembris brevinasus*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Coastal or Desert Dune
Northwestern San Diego pocket mouse	*Chaetodipus fallax fallax*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Chamise Chaparral, Desert Scrub, Desert Wash
Southern grasshopper mouse	*Onychomys torridus Ramona*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Chamise Chaparral
Mountain lion	*Felis concolor*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Southern mule deer	*Odocoileus hemionus*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow

San Diego black-tailed jackrabbit	*Lepus californicus bennettii*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest
American badger	*Taxidea taxus*	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Ringtail	*Basariscus astutus*	7	N	L	Mixed Chaparral, Chamise Chaparral
Cooper's hawk	***Accipiter cooperi***	**7**	**N**	**L**	**Grassland, Riparian, Oak Woodland**
Sharp-shinned hawk	***Accipter striatus***	**7**	**N**	**L**	**Coastal Sage Scrub, Oak Woodland, Mixed Conifer**
Northern Harrier	*Circus cyaneus hudsonius*	7	N	L	Grassland, Freshwater Marsh, Salt or Alkali Marsh
Golden eagle	***Aquila chrysaetos***	**6**	**N**	**L**	**Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper**
Turkey vulture	***Cathartes aura***	**7**	**N**	**L**	**Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest**
California Gnatcatcher	*Polioptila californica california*	2	N	L	Coastal Sage Scrub

Loggerhead shrike	***Lanius ludovicianus***	**7**	**N**	**L**	**Coastal Sage Scrub, Grassland, Riparian, Oak Woodland, Desert Scrub, Desert Wash**
Rufous-crowned sparrow	***Aimophila ruficeps canescens***	**7**	**N**	**L**	**Coastal Sage Scrub, Chamise Chaparral**
Bell's sage sparrow	***Amphispiza belli belli***	**7**	**N**	**L**	**Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral**

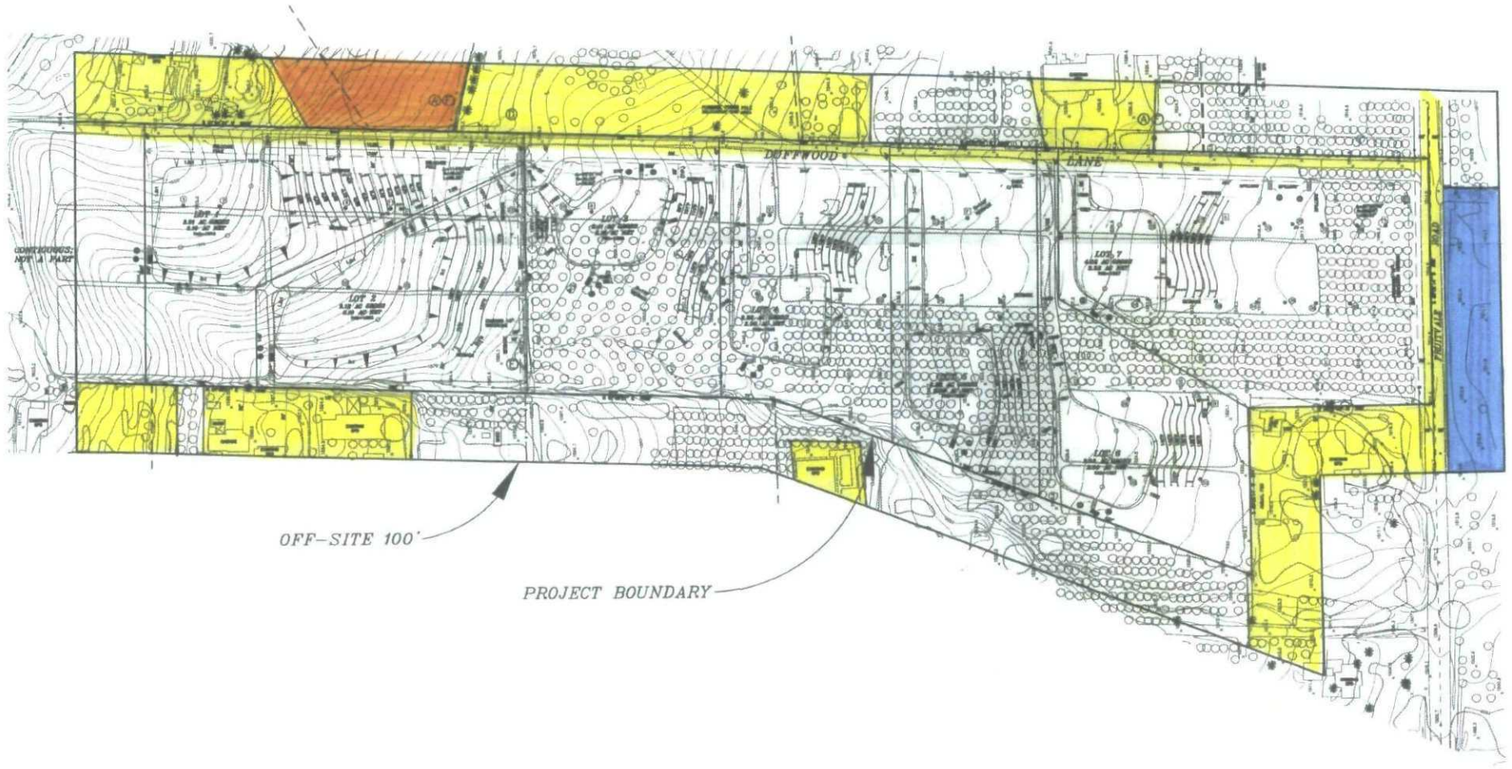
COUNTY OF SAN DIEGO TM NO. 5478

ER 06-08-017

APN 188-160-07, 08, 16

VEGETATION MAP

RABBIT RUN



LEGEND

- ORCHARDS AND VINEYARDS HOLLAND CODE 18100
- NON-NATIVE GRASSLAND HOLLAND CODE 42200
- SOUTHERN MIXED CHAPARRAL HOLLAND CODE 37120
- URBAN / DEVELOPED HOLLAND CODE 12000

NOTE: VEGETATION COMMUNITY MAPPING IS PREPARED USING OVERLAYS OF CURRENT AERIAL PHOTOGRAPHS AND IS VERIFIED ON THE GROUND TO THE GREATEST DEGREE POSSIBLE IN THE ABSENCE OF A SYSTEMATIC LAND SURVEY. ALL VEGETATION AREAS, BOUNDARIES, AND FUEL MODIFICATION ZONE LIMITS ARE ESTIMATES SUBJECT TO FINAL DELINEATION BY A PROFESSIONAL LAND SURVEYOR.

EXISTING AND IMPACTED VEGETATION COMMUNITIES ON THE PROJECT SITE

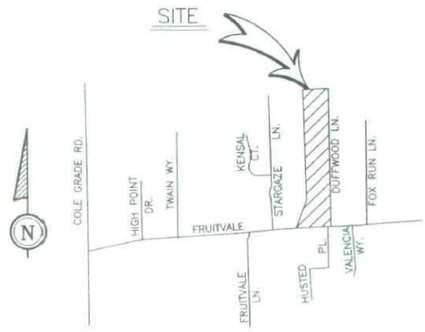
PLANT COMMUNITY	ACREAGE ON-SITE	IMPACTED ACREAGE ON-SITE	IMPACTED OFF-SITE	ACREAGE PRESERVED ON-SITE	MITIGATION REQUIRED (Ratio)
ORCHARDS & VINEYARDS	17.70	N/A	N/A	N/A	0
TOTAL	17.70	0	0	0	0

LEGEND

- EXISTING CONTOUR —1500—
- PROPERTY LINE
- PERCOLATION TEST HOLE •
- DEEP HOLE ◆
- PRIMARY LEACHFIELD AREA P
- RESERVE LEACHFIELD AREA R
- PROPOSED DAYLIGHT LINE
- FILL SLOPE 2:1
- CUT SLOPE 1.5:1 MAX
- TIGHT LINE
- SEPTIC TANK ST
- PROPOSED 40' PRIVATE ROAD & UTILITY EASEMENT (A)
- BIO FILTER (B)
- RIP - RAP (C)
- BIO FILTER (D)
- RIP - RAP (E)
- PERCALATION HOLE (1)
- PERCALATION DEEP HOLE (A)

PARCEL ACREAGES

LOT #	GROSS	NET
1	2.61 AC	2.10 AC
2	2.12 AC	2.10 AC
3	2.41 AC	2.16 AC
4	2.23 AC	2.00 AC
5	2.28 AC	2.09 AC
6	2.03 AC	2.00 AC
7	4.02 AC	3.32 AC



VICINITY MAP

NO SCALE

THOM. BROS. P. 1049 G6

BASE MAP PREPARED BY:

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RABBIT RUN TM 5478 VEGETATION MAP

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